

Certificate of Appropriateness

Filing Date: November 5, 2024
Case Number: **24-46-HPC**
Request: **Certificate of Appropriateness**
Project Address: 4503 Glen Iris Boulevard, Shreveport, LA 71106
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: **Rand Knicely**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: November 19, 2024

PROJECT DESCRIPTION

4503 Glen Iris Boulevard is the site of a single-story residence located within the South Highlands Historic District. This project consists of the demolition of the existing Master Bathroom to be replaced with a new Master Suite, comprising a Master closet and Master Bath.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit from the City of Shreveport Permits Division.

APPROVAL STANDARDS – Certificate of Appropriateness.

Per Shreveport UDC *Article 21, Section 21.5, D. Approval Standards*, for a Certificate of Appropriateness:

It is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings and/or prohibit the removal or demolition of the same. Upon review of the application for a Certificate of Appropriateness, the Shreveport HPC and the Executive Director of the Shreveport-Caddo MPC, or his/her designee, must balance the following standards in making any recommendation and/or determination for approval:

- 1. Whether the proposed activity involving exterior features and/or exterior architectural features is harmonious with the special character of the HPOD.*

MPC STAFF COMMENTS: MPC staff finds that the proposed activity IS HARMONIOUS with the special character of the HPOD.

- 2. Whether the proposed activity will adversely affect any exterior feature and/or exterior architectural feature.*

MPC STAFF COMMENTS: MPC staff finds that the proposed activity WILL NOT adversely affect the exterior or architectural feature(s) and essence of the structure.

- 3. Whether the proposed activity will adversely affect the historic character of the landmark, site, building, structure, landscape and/or object.*

MPC STAFF COMMENTS: MPC staff finds that the proposed activity WILL NOT adversely affect the historic character of the structure and area.

- 4. In considering new construction, if a contemporary design is used, the architectural styles from particular historic periods*

are not required; however, a determination regarding whether the contemporary design is harmonious with the character of the HPOD is required.

MPC STAFF COMMENTS: MPC staff finds that the architectural style IS HARMONIOUS with the characteristics of the HPOD.

5. *Whether the proposed activity is in compliance with the design standards contained in Article 4.*

MPC STAFF COMMENTS: MPC staff finds that the proposed activity IS IN COMPLIANCE with the design standards contained in Article 4 of the Shreveport UDC.

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

Based on the analysis of the approval standards, staff finds that the proposed addition is appropriate for the property at 4503 Glen Iris Boulevard. The project meets the requirements for maintaining harmony with the surrounding neighborhood, preserving the integrity of the structure, and adhering to the relevant design standards. Therefore, staff recommends approval of the requested Certificate of Appropriateness.

MPC STAFF RECOMMENDATION

CERTIFICATE OF APPROPRIATENESS.

MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness** as it appears to meet the approval standards of Shreveport UDC *Article 21, Section 21.5, D.*

ATTACHMENTS

- Exhibit A. Front Façade View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Project Scope

MPC STAFF RECOMMENDATION

MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness**.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (November 19, 2024)

CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (November 19, 2024)
CERTIFICATE OF APPROPRIATENESS.

Executive Director Signature:	Date:
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Exhibit A. Front Facade View



Exhibit B. Zoning Map

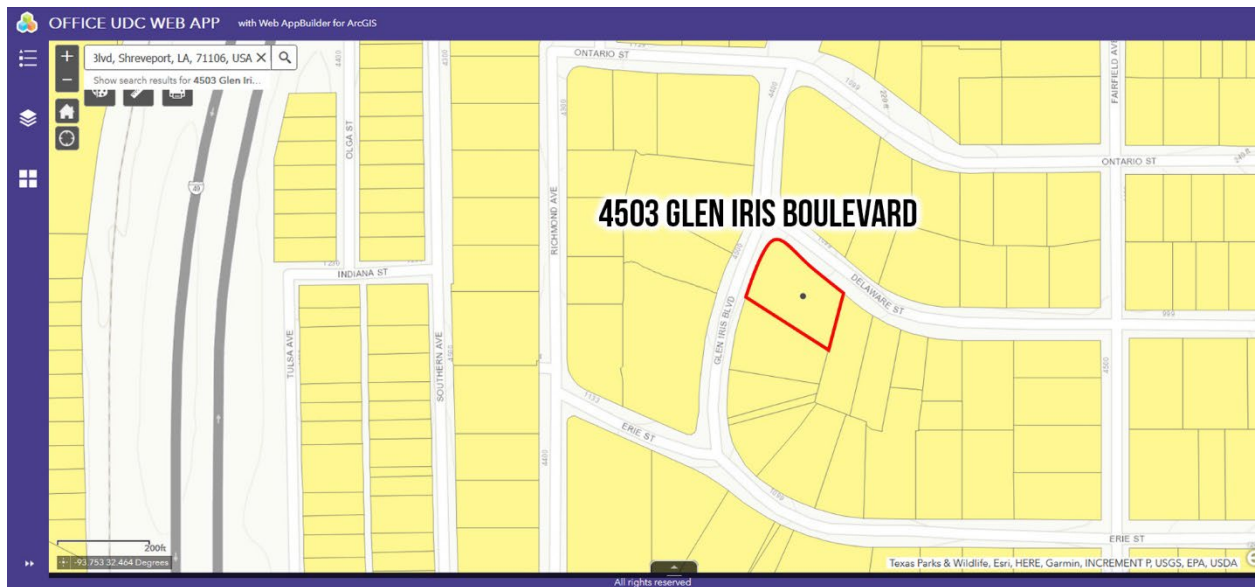


Exhibit C. Vicinity Map

